

Grand Terrace

PROFESSIONAL PLAZA

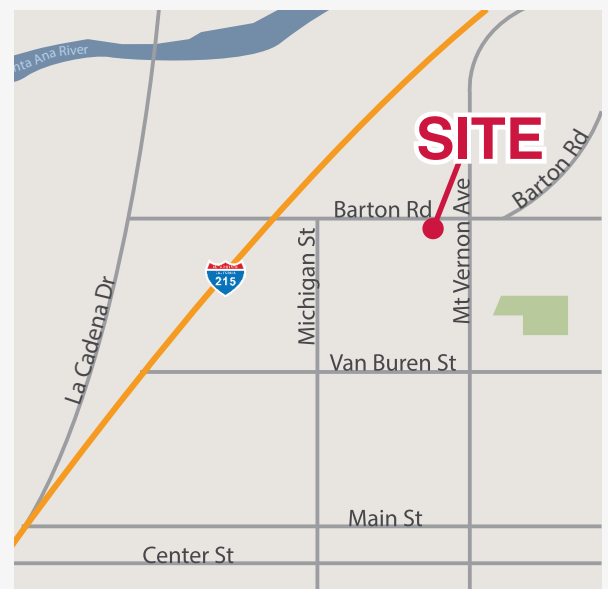


AVAILABLE FOR LEASE

22365 BARTON ROAD • GRAND TERRACE, CA 92313

PROPERTY FEATURES

- PROFESSIONAL 3-STORY, MULTI-TENANT OFFICE BUILDING
- MOVE-IN READY SUITE
- ELEVATOR SERVED
- 4.5:1,000 SF PARKING RATIO
- EASY ACCESS TO I-10 AND 215 FREEWAYS
- CLOSE PROXIMITY TO RETAIL AMENITIES
- ASKING \$1.65 PSF, FULL SERVICE GROSS



LEE & ASSOCIATES
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AVAILABLE SPACE

SUITE	± RSF	DESCRIPTION
120	900	Available May 1st, 2026, Floor plan description To Be Provided
309	1,795	Available May 1st, 2026, Floor plan description To Be Provided

MARKET DEMOGRAPHICS



Population
214,565



Avg HH Income
\$95,791



Employees
101,762



Barton Road
17,758 CPD